

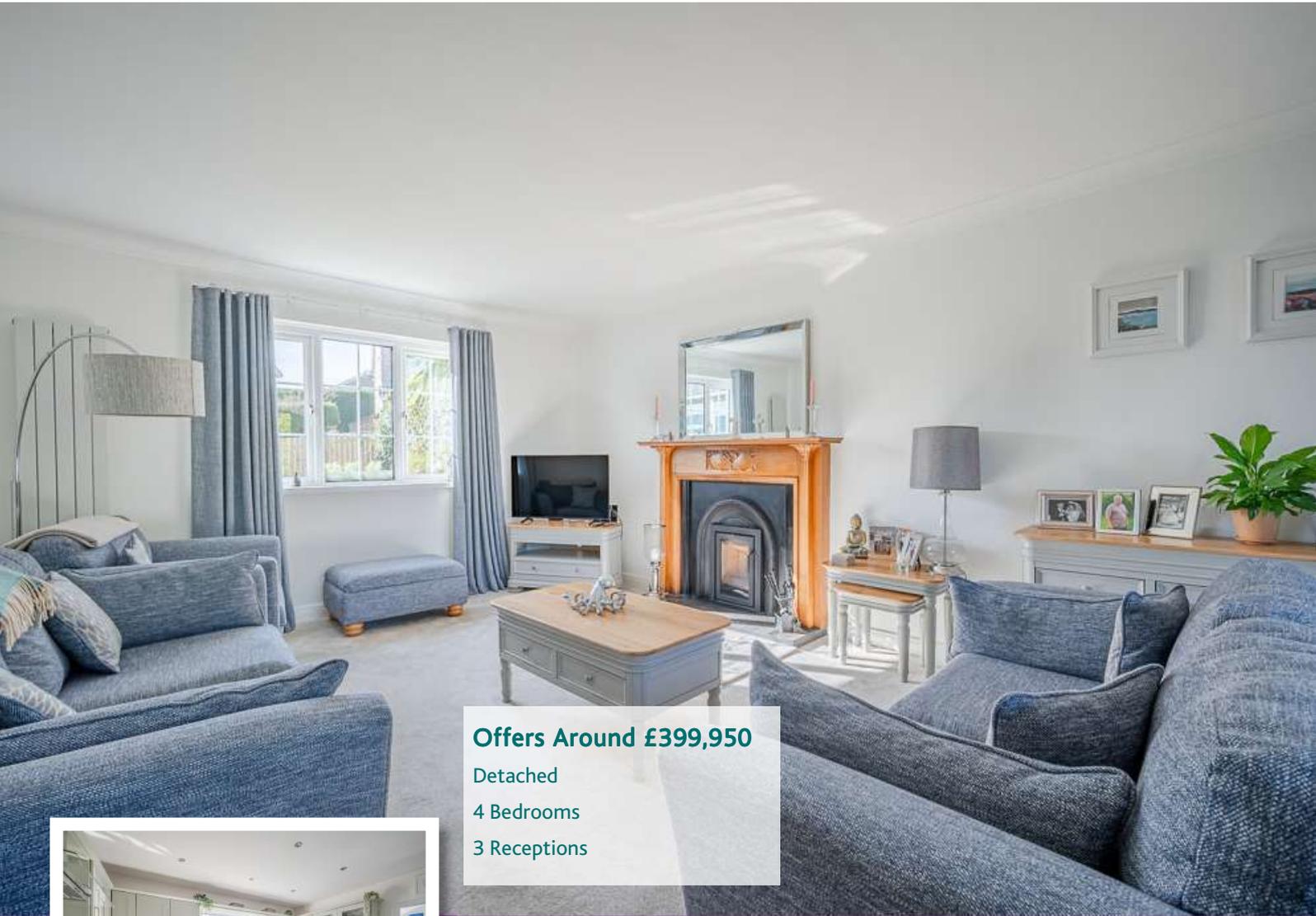


 **JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

**78 BALLYMACORMICK ROAD, BANGOR, BT19 6AD**  
**OFFERS AROUND £399,950**

**Scan for Property Details  
and to Arrange a Viewing**





**Offers Around £399,950**

Detached

4 Bedrooms

3 Receptions



## Property Features

- Exceptional Detached Family Home on a Fantastic Site and Location Edging onto the Countryside
- Offering a Wealth of Bright and Spacious Accommodation Throughout
- Well Maintained Throughout
- Large Lounge with Feature Fireplace, Wood Burning Stove and Dual Aspect Windows
- Separate Dining Room
- Modern Shaker Style Kitchen with Integrated Appliances and Granite Work Surfaces
- Superb Sun Room with Wood Burning Stove, Overlooking Private Rear Garden and Surrounding Countryside
- Cloakroom with WC
- Four Double Bedrooms, Master Including Newly Fitted En Suite Shower Room
- Bathroom with Contemporary White Suite
- Countryside Views from the First Floor
- Large Matching Detached Garage
- Driveway Providing Generous Parking for Three to Four Cars
- Gas Fired Central Heating
- uPVC Double Glazed Windows, Soffits and Fascia Boards
- Beautifully Presented Enclosed Rear Garden in Lawns with Paved Patio Area and Southerly Aspect
- Quiet and Highly Sought After Location
- Providing Excellent Convenience to Ballyholme Beach and Village

# Accommodation

## Ground Floor

Spacious Reception Hall

**Dining Room**  
13' 5" x 12' 1"

**Lounge**  
21' 9" x 13' 1"

**Kitchen**  
14' 0" x 13' 0"

**Sun Room**  
16' 3" x 13' 6"

Cloakroom with WC

## First Floor

Landing

**Bedroom One**  
13' 0" x 10' 3"

**En suite Shower Room**

**Bedroom Two**  
12' 0" x 10' 4"

**Bedroom Three**  
13' 1" x 10' 0"

**Bedroom Four**  
10' 6" x 9' 0"

**Bathroom**

## Outside

**Large Detached Garage**  
17' 5" x 14' 5"

**Well Maintained Front Garden**

**Fully Enclosed Private Rear Garden**

For more information and photographs regarding the accommodation in this property, please visit: [johnminnis.co.uk](http://johnminnis.co.uk)



This exceptional detached family home benefits from not only a wealth of accommodation but fantastic site and location edging onto the countryside. Well maintained throughout, the bright and spacious accommodation includes lounge with wood burning stove and dual aspect windows, separate dining room and cloakroom with WC. The modern Shaker style kitchen benefits from an excellent range of integrated appliances and granite work surfaces and provides access to a beautiful sun room with wood burning stove, overlooking the rear garden and surrounding countryside. Upstairs this superb home is further enhanced by having four double bedrooms, including master with newly fitted en suite shower room, countryside views to Groomsport and a bathroom with contemporary white suite.

Outside does not disappoint either. There is a driveway providing generous parking for three to four cars leading to a large matching detached garage and a beautifully presented, enclosed rear garden in lawns with extensive paved patio area and southerly aspect. This is an ideal space for children at play or for outdoor entertaining. Other benefits include gas fired central heating and uPVC double glazed windows, soffits and fascia boards.

The location is quiet and highly sought after with excellent convenience to Ballyholme beach and village as well as other amenities and the popular coastal towns of Groomsport and Donaghadee. Early viewing is strongly recommended to fully appreciate all that is on offer.



# Directions

Travelling out of Bangor, towards Groomsport along Groomsport Road, at the Groomsport Road roundabout turn right heading along East Circular Road and first left into Ballymacormick Road. Number 78 is the last house on your right hand side.



All measurements are approximate and for display purposes only.



## Viewing

By appointment through agent.

## Free Valuation

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 - 100) A			
(81 - 91) B			
(69 - 80) C		72	72
(55 - 68) D			
(39 - 54) E			
(21 - 38) F			
(01 - 20) G			
Not energy efficient - higher running costs			

## Bangor/Ards Peninsula

15 New Street, Donaghadee

Co. Down, BT21 0AG

T 028 9188 8881

property@johnminnis.co.uk



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